



WESTFIELD-WASHINGTON
ADVISORY PLAN COMMISSION

April 6, 2015
1504-PUD-04
Exhibit 1

Petition Number: 1504-PUD-04

Subject Site Address: 1207 Viking Topaz Court (the "Property")

Petitioner: G & G Custom Homes (the "Petitioner")

Representative: Joe Garcia

Request: G & G Custom Homes requests an amendment to the Viking Meadows PUD to modify the roof pitch standard to apply to lot 16 in the Valley View section.

Current Zoning: Viking Meadows PUD

Current Land Use: Residential Subdivision

Approximate Acreage: 1.16 acres

Exhibits: Exhibit 1: Staff Report
Exhibit 2: Location Map
Exhibit 3: Ordinance 15-06
Exhibit 4: Viking Meadows PUD (original) (Ord. 04-22)
Exhibit 5: Building Elevations

Staff Reviewer: Andrew Murray

PROJECT OVERVIEW

Location: The Property is Lot 16 in the Viking Meadows subdivision section, known as Valley View. The Valley View section is located on 156th Street, approximately a quarter of a mile west of US Highway 31.

Amendment Request: The requested amendment to the Viking Meadows PUD Ordinance (the "Original PUD", see **Exhibit 4**) would modify the Property's roof pitch requirement (the "PUD Amendment Ordinance", see **Exhibit 3**). The Original PUD lists specific standards for roof pitch which includes a minimum ratio of 8:12 (front to back roof pitch) and 10:12 (front gable roof pitch). The PUD Amendment Ordinance, as proposed and similar to previous amendments relating to roof pitch, would accommodate a home with a historical architectural style that lends itself to an alternative roof pitch. As proposed, the home to be built on the Property is a Mediterranean style home with an approximate value of \$1.3 million. The Petitioner has engaged the Valley View neighbors regarding the proposal and has received no feedback in opposition. If the Advisory Plan Commission has specific questions regarding the Petitioner's correspondence with the neighbors, the Petitioner is happy to discuss if necessary.



PROCEDURAL

City Council: The PUD Amendment Ordinance was introduced to the City Council at the March 9, 2015, meeting.

Public Hearing: Public hearings by the APC are required for Planned Unit Developments. The PUD Amendment Ordinance is scheduled to receive a public hearing at the April 6, 2015 Advisory Plan Commission (the "APC") meeting. Notice of the April 6, 2015, public hearing was provided for in accordance with the APC Rules of Procedure.

Statutory Considerations: Indiana Code 36-7-4-603 states that in the consideration of zoning ordinance amendments and zone map changes that reasonable regard shall be paid to:

1. The Comprehensive Plan.
2. Current conditions and the character of current structures and uses.
3. The most desirable use for which the land is adapted.
4. The conservation of property values throughout the jurisdiction.
5. Responsible growth and development.

STAFF COMMENTS

1. Hold a public hearing at the April 6, 2015 APC meeting. No action is required at this time.
2. Prior to the APC recommendation, the Petitioner will make any necessary revisions to the proposal based on APC and public comments.
3. If any APC member has questions prior to public hearing, then please contact Andrew Murray at (317) 379-9080 or amurray@westfield.in.gov.